



**22 Brightoncrest Common SE
Calgary, Alberta**

MLS # A2325852



\$739,000

Division:	New Brighton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,118 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 22 Brightoncrest Common SE, located in the highly sought-after community of New Brighton—one of Calgary's most desirable family-friendly neighborhoods. Offering over 3,000 sq. ft. of developed living space, this beautifully maintained home features 4 bedrooms, a den, a spacious bonus room, and fresh paint throughout, providing the perfect blend of comfort, style, and functionality. The open-concept main floor (with 9 ft ceilings) showcases durable laminate flooring, an expansive living room filled with stunning natural light, and a layout that's ideal for both everyday living and entertaining. Upstairs, you'll find a bright and versatile bonus room along with three generously sized bedrooms, creating an ideal space for growing families. The professionally finished basement (has permit) with 9 ft ceilings adds even more living space, complete with an additional bedroom and a den—perfect for guests, a home office, or a private retreat. Outstanding Location • Nestled on a quiet residential street in a welcoming and well-established neighborhood. • Conveniently located just minutes from Deerfoot Trail and Stoney Trail, providing easy access throughout Calgary. • Close to shopping centres, restaurants, grocery stores, fitness facilities, and all essential amenities. Family-Friendly Community • Surrounded by excellent schools, playgrounds, and daycare facilities. • Within walking distance to parks, green spaces, ponds, and scenic pathways ideal for walking, running, and cycling. • Enjoy access to the New Brighton Residents Association amenities, including a clubhouse, splash park, skating rink, tennis courts, and year-round community events. Lifestyle Benefits • A safe, vibrant community known for its strong neighborhood spirit. • Abundant recreational opportunities with nearby sports fields, playgrounds, and outdoor

spaces. • Convenient access to South Health Campus and other major healthcare services. • Excellent public transit options and easy connectivity to the continued growth and amenities of southeast Calgary. Whether you're looking for room to grow, space to entertain, or a welcoming community to call home, 22 Brightoncrest Common SE offers an exceptional lifestyle in one of Calgary's most desirable neighborhoods.